



**For Sale: Rarely Available Mitchell Island Industrial Warehouse  
On 1.06 Acres With River Frontage And Holding Income**

# **11951 Mitchell Road, Richmond**

**25,189 Square Foot Warehouse | 1.06 Acres**



**CUSHMAN &  
WAKEFIELD**

**Macdonald  
COMMERCIAL**



FOR SALE

**11951 MITCHELL RD, RICHMOND**

25,189 SF | 1.06 ACRES

## The Opportunity

A rarely available 25,189 square foot warehouse on 1.06 acres within Richmond's Mitchell Island industrial node, featuring 16 individual units with independent metering, heavy 3-phase power, 200ft of Fraser River frontage, 20,000 sf + of secured rear yard, caretaker suite and multiple covered storage structures. Currently configured for multi-tenant occupancy/segmented uses, the property offers workability for value-add investors (mark-to-market: 58%) and end users (WALT less than 1 year) seeking a combination of warehouse and yard space in a high-exposure location with exceptional connectivity throughout the Lower Mainland and to the U.S. border. Approximately 46% of the net leasable area (NLA) is available for immediate occupancy, 61% of the NLA is available as of December 31, 2025, and the balance of NLA is available in intervals throughout 2026/2027.



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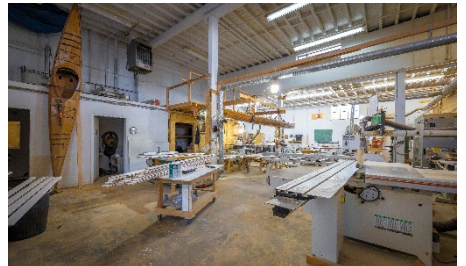


## Salient Details

Address:	11951 Mitchell Road, Richmond, BC
PID:	011-920-912 & 003-682-650
Submarket:	Richmond
Industrial Node:	Mitchell Island
Lot size:	1.06 Acres
GBA:	25,189 sf
NLA:	23,922 sf
Storeys:	1 (caretaker suite on roof)
Units:	16
Vacant NLA:	10,923 sf (~ 45.66% available immediately)
Occupancy:	54.34%
WALT:	< 1.0 year
Mark to Market:	57.54%
Power:	600a/3 phase
Construction:	Concrete Block/Steel Clad/Wood Frame
Loading Doors:	17 at grade, 1 dock
Ceiling Height:	11' to 14' free and clear
Yard:	~ 20,000 sf of paved yard space
Separately Metered:	Yes
Parking:	5 streetside stalls and 30+ throughout parcel (1 point of ingress and egress)
Frontage:	Approximately 100' along Mitchell Road Approximately 200' along the Fraser River
Zoning:	I-Industrial Zone
OCP:	Bridgeport
BC Assessment (2025):	\$10,009,000
Property Tax (2024):	\$91,319.89
Recent capex:	Partial roof replacement circa 2015

## Features

- Pliable lease provisions with a WALT under 1 year, enabling immediate IPP repositioning or diverse end-user applications
- Flexible zoning supporting a wide range of permitted industrial uses
- Diverse tenant roster generating stable holding income
- Heavy 3-phase power and independently metered units
- Vacant caretaker suite offering river views
- Approximately 20,000 sf + of secured rear yard space
- High-traffic location with prominent exposure on Mitchell Road
- Potential Fraser River access with approximately 200 feet of river frontage
- Opportunities for building expansion and redevelopment
- Approximately 800 sf of outdoor storage structures
- Located within a highly desirable industrial node with strong fundamentals and close proximity to major thoroughfares



## Unit Mix – 11951 Mitchell Road, Richmond

UNIT #	TENANT	NLA (sf)
100	Vacant	4,867
110	Tenanted - Metal Works	2,184
120	Tenanted – Wood Working	3,342
135	Vacant	580
140	Tenanted – Wood Working	707
145	Tenanted - Metal Works	725
150	Tenanted – Wood Working	714
155	Vacant	557
160	Tenanted – Box Storage	721
165	Vacant	718
170	Vacant	2,075
175	Tenanted – Used Car Sales	729
180	Tenanted – Used Car Sales	723
185	Tenanted – Used Car Sales	731
190	Vacant	1,311
195 A/B	Tenanted – Storage	2,423
200	Vacant (Caretaker Suite)	815
<b>Total NLA (sf)</b>		<b>23,922</b>
<b>FSA / BSA (sf)</b>		<b>1,267</b>
<b>Total GBA (sf)</b>		<b>25,189</b>



## Workability for End Users & Investors Alike

	Square Footage	Percentage
<b>Vacant (NLA) as of Aug 2025</b>	10,923 sf	45.66%
<b>Available Dec 31, 2025 (NLA)</b>	14,535 sf	60.76%
<b>Available Dec 31, 2025 (GBA)</b>	15,802 sf	62.73%
<b>Mark to Market (%)</b>	57.54%	
<b>WALT</b>	< 1 year	



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1.06

Site Area (Acres)



23,922

Net Leasable Area (sf)



9

Diverse Tenant Profiles & Holding Income



16

Individual Units



58%

Mark to Market



< 1

W. A.L.T. (YEARS)



46%

NLA available immediately



\$10.79

In-Place Rent (\$/SF/YR)

\$17.00

Market Rent (\$/SF/YR)



High Traffic Location with Signage Opportunity



Expansion & Redevelopment Potential



Potential Fraser River Access



35+ Surface Parking Stalls



3 Phase Heavy Power



20,000 sf of Rear Yard Space



Caretaker Suite / Functional Office Space



Outdoor Storage Buildings

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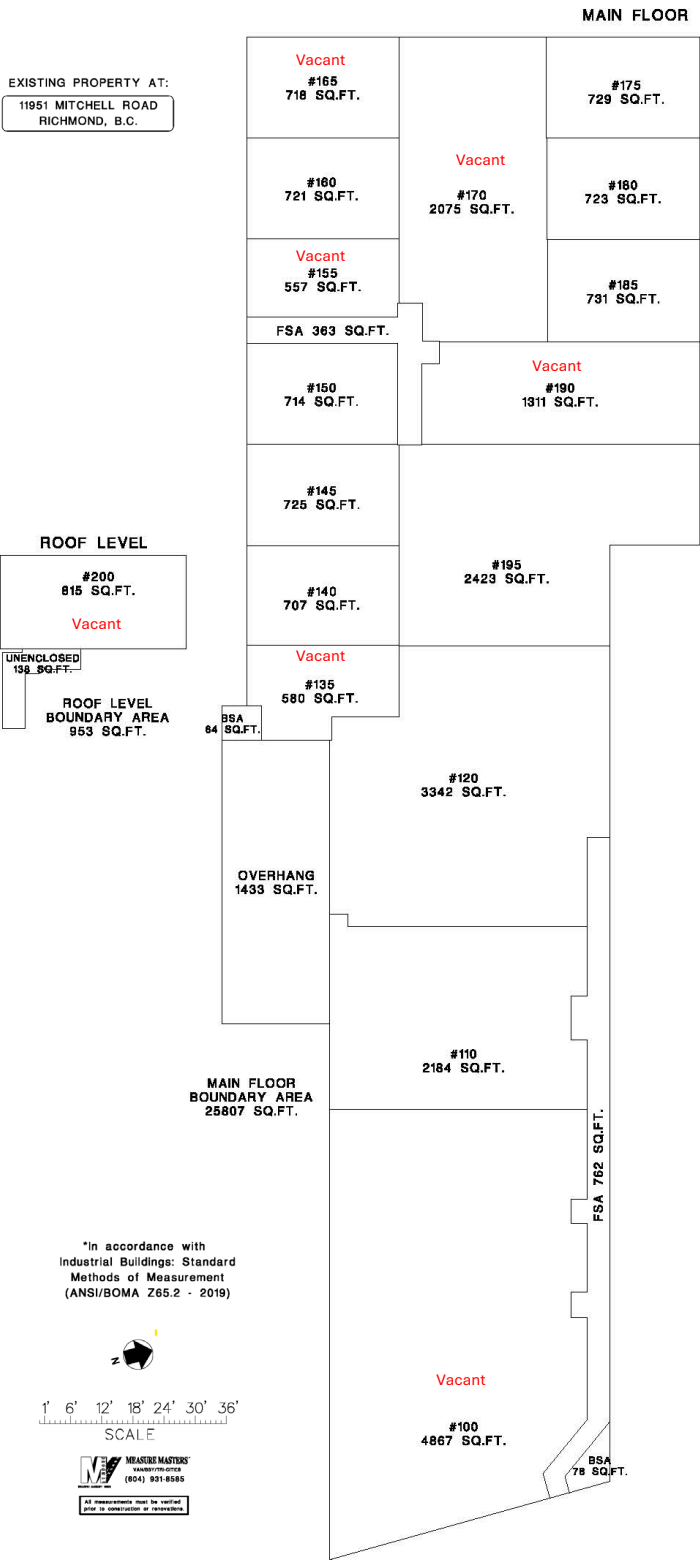


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# Floor Plan

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